

£80,000 Shared Ownership

Katie Court, 7 Edwin Street, London, E16 1XS



- Guideline Minimum Deposit £8,000
- Fifth Floor with Balcony
- High Performance Glazing
- Communal Heating and Hot Water
- Guideline Income Dual £31.7k | Single £36.9k
- Approx. 468 Sqft Gross Internal Area
- Open-Plan Kitchen/Reception Room
- Short Walk to Canning Town/Custom House

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £320,000). This well-presented one bedroom apartment is on the fifth floor of a recently-constructed development. The property has a reception room with open-plan kitchen area and double doors leading out onto a balcony. The spacious bedroom features an additional Juliette balcony and the apartment also boasts a modern bathroom and useful storage/utility cupboard in the entrance hallway. The Jubilee Line, from nearby Canning Town Station, allows easy access to Stratford, Canary Wharf, London Bridge and Waterloo. Alternatively, Custom House Station currently provides DLR services with the Elizabeth Line (Crossrail) due to start operating in the near future. The block also has a cycle storage area. Well insulated walls, high performance glazing and a communal heating/hot water system have resulted in a very good energy-efficiency rating.

Tenure: Leasehold (125 years from 2018).

Minimum Share: 25% (£80,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £592.05 per month (subject to annual review).

Service Charge: £103.59 per month (subject to annual review).

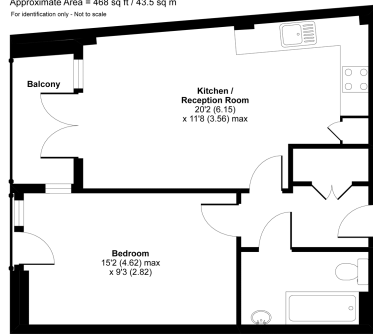
Guideline Minimum Income: Dual £31,700 | Single £36,900 (based on minimum share and 10% deposit)

Council Tax: Band B, London Borough of Newham. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property.

Edwin Street, London, E16

Approximate Area = 488 sq ft / 43.5 sq m
For identification only - Not to scale

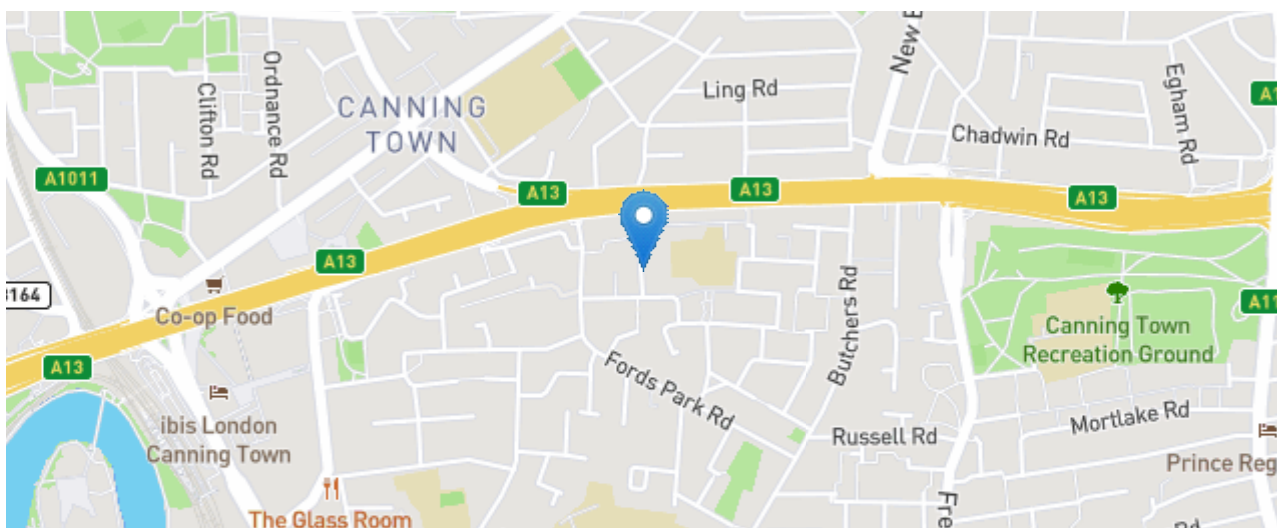


FIFTH FLOOR Floor plan produced in accordance with RICS Property Measurement Standards supporting International Property Measurement Standards (IPMS Residential). © Urbanmoves 2021. Prepared for Urban Moves. REF: 082071

DIMENSIONS

- RECEPTION
20' 2" x 11' 8" max. (6.15m x 3.56m)
- BALCONY
- KITCHEN
included in reception measurement
- BEDROOM
15' 2" max. x 9' 3" (4.62m x 2.82m)
- BATHROOM

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100) A			
(81 to 91) B		82	82
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.